



EXMOOR
NATIONAL PARK

A GUIDE TO
**Local Affordable Housing
in Exmoor National Park**



Enhancing
the qualities that make **Exmoor**
special

Support for Local Needs Housing

The National Park Authority recognises that high house prices and rents mean that for many people with strong local connections it is difficult to find a home within their community. To try and address this, the Authority has adopted planning policies to help provide housing for local people. There is now a range of opportunities to enable local people to have their housing needs met.

The following is a summary of the planning policies. Please bear in mind that each site will have different issues to address and we are happy to look at the options on each site with you.



Dulverton
Front cover: Cutcombe



The policies allow for affordable housing in a number of circumstances. It is possible:

- to build a new house within or adjoining a village or town,
- to convert an existing building in a village or town
- to convert a building in a hamlet or farmstead
- to convert a holiday let to a local needs home
- to convert an agricultural workers dwelling to a local needs affordable dwelling if it can be demonstrated the agricultural dwelling is no longer needed, and/or
- to sub-divide a larger house in the countryside to a smaller home plus one or more local needs affordable dwellings.



Self-build, Cutcombe

All the options apply to private individuals as well as Housing Associations. A legal agreement is required to ensure that, once the first occupant moves on, the next occupant is also in local housing need. This is so that the housing provided will always remain affordable for local people.

Planning officers are happy to help and advise. All of the affordable homes that have been provided so far have been the result of discussions to ensure that the houses are located and designed in a way that is most likely to receive permission.

Any occupant (not necessarily the owner) of one of these units has to be in local housing need. This means the occupant must be someone who,

- has lived continuously in that Parish, or an adjoining parish for the last 10 years, or 10 in the last 20, or needs to live close to their place of work in that Parish or adjoining Parish to undertake their job (there is a longer list of potential local occupants under Policy H2 of the Exmoor Local Plan), and
- is in housing need (need for larger/improved accommodation, living with parents etc) and,
- cannot afford to meet their own housing needs on the open market.

If you are in need of Affordable Housing.

To support the efforts to provide affordable rural housing a Rural Housing Project has been operating since 2002. The Project works independently to **provide free advice on rural housing matters** to both individuals and organisations. The project staff are happy to provide confidential advice on whether you are likely to meet the local connection in terms of the planning policies. They can also put you in touch with local Housing Associations and/or the two District Councils, who are the Housing Authorities for the Exmoor area.

Building your own home

The provision of affordable rented accommodation by Housing Associations is an important component of delivering the housing that is needed for local Exmoor communities. Just as importantly, the planning policies also encourage owner occupied affordable housing which could be achieved through self-build, as well as those wishing to have shared equity properties and for private landlords to provide accommodation.

Do you have Land or Buildings Available?

If you have land or a building that you consider may be suitable for local needs affordable housing why not contact us and we can advise.



Lynton



Self-build, Cutcombe



Farm building conversion, Winsford



Self-build, Cutcombe

Free Planning Advice

If you wish to receive planning advice on the potential of a particular site or area then please contact a member of the planning team; details can be found on the back page of this leaflet. For more details on the Rural Housing Project please see the links on Affordable Housing from the National Park Authority web site <http://www.exmoor-nationalpark.gov.uk> or phone 01398 323 665.

Put simply we are here to help so please ask either the planning team and/or the Rural Housing Project and we will see what can be done.

Advice on planning proposals in Exmoor National Park

We are committed to working with applicants, their agents, local residents, Parish/Town Councils and all other bodies to provide assistance through the planning process to achieve the best possible development in the National Park.

If you are a prospective applicant, discussing your proposals with myself or a planning colleague before submitting the application is recommended. Please send your sketch plans and details to the Planning Section by post or email (plan@exmoor-national-park.gov.uk). This will allow planning staff to research and advise on your proposals. If we need to visit the site to help advise we will happily do so. We can also put you in touch with other consultees who will also look at any application such as the Highways Authority and the Environment Agency.

We also run Planning Surgeries at Lynton and Porlock each week. No appointment is needed. Just drop in to discuss your proposals. If you wish to discuss a planning matter at Exmoor House, Dulverton then please phone to arrange a convenient time when we can ensure that a staff member is available to advise you.

There is no charge to discuss a planning proposal or application with a planning officer.

We will try and respond to planning queries within 10 working days; however, more complex proposals may take longer. All advice is given to the best of our abilities based on the information available.

David Wyborn
Head of Planning & Community

Weekly Planning Surgeries

Lynton Town Hall
Wednesdays 10am to Midday

Porlock Old School Centre
Mondays 10am to Midday



Exmoor House | Dulverton | TA22 9HL | 01398 323665